

ZB# 06-55

Art Glynn

13-8-11

06-55

ZBA
ART GLYNN (COPPOLA) (AREA)
20 CEDAR AVE (13-8-11)

ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, N.Y. 12553

Granted 11-13-06

NEW WINDSOR ZONING BOARD OF APPEALS

SBL: 13-8-11

In the Matter of the Application of

MEMORANDUM OF
DECISION GRANTING

COPPOLA ASSOCIATES (for Arthur Glynn)

AREA

CASE #06-55

WHEREAS, Anthony Coppola, AIA represented the , owner(s) of 20 Cedar Avenue, New Windsor, New York, 12553, has made application before the Zoning Board of Appeals for a/an 5. Request for:

36,560 Minimum Lot Area
55 ft. Minimum Lot Width
26 ft. Front Yard Setback

5 ft. Side Yard Setback
10 ft. Total Side Yard Setback
22 ft. Rear Yard Setback

For Proposed Single Family home at 20 Cedar Avenue in an R-4 Zone (13-8-11)

WHEREAS, a public hearing was held on November 13, 2006 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Applicant was represented by Anthony Coppola, AIA who appeared on behalf of this Application; and

WHEREAS, there were no spectators appearing at the public hearing; and

WHEREAS, no one spoke in favor of or in opposition to the Application; and

WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Official Town Newspaper, also as required by law.
2. The Evidence presented by the Applicant showed that:
 - (a) The property is a residential property located in a neighborhood of residential properties in an R-4 zone.

- (b) The property consists of a vacant lot on which the applicant seeks to construct a home.
- (c) In constructing the dwelling, the applicant will not remove any trees or substantial vegetation.
- (d) In building the dwelling the applicant will not build on top of nor will it interfere with any easements or rights-of-way including, but not limited to, water, sewer and electrical easements
- (e) In building the dwelling the applicant will not create the ponding or collection of water or divert the flow of water drainage.
- (f) The house will be similar in size and nature to other houses in the neighborhood.
- (g) There is presently a mobile home trailer located partially on this lot which will be removed.
- (h) The variances are sought so the house proposed to be constructed on this parcel will visually appear to be in line with neighboring existing homes.
- (i) There are existing trees between this lot and the neighboring lot which trees will be preserved.

WHEREAS, The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variance(s) will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.
2. There is no other feasible method available to the Applicant that can produce the benefits sought.
3. The variance(s) requested is/are substantial in relation to the Town regulations but, nevertheless, are warranted.
4. The requested variance(s) will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.
5. The difficulty the Applicant faces in conforming to the bulk regulations is/are self-created but, nevertheless, should be allowed.

6. The benefit to the Applicant, if the requested variance(s) is/are granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.
7. The requested variance(s) are/is appropriate and are/is the minimum variance(s) necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
8. The interests of justice will be served by allowing the granting of the requested area variance(s).

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a Request for:

36,560 Minimum Lot Area

55 ft. Minimum Lot Width

26 ft. Front Yard Setback

5 ft. Side Yard Setback

10 ft. Total Side Yard Setback

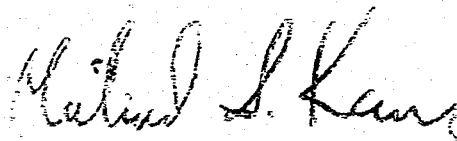
22 ft. Rear Yard Setback

For Proposed Single Family home at 20 Cedar Avenue in an R-4 Zone (13-8-11) as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and/or Building Inspector and Applicant.

Dated: November 13, 2006



Chairman

**OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK**

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

DATE: August 31, 2006

APPLICANT: Coppola Associates
3 Washington Center, 2nd Floor
Newburgh, NY 12553

COPY

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 8/21/06

FOR : Arthur Glynn

LOCATED AT: 20 Cedar Avenue

ZONE: R-4 Sec/Blk/ Lot: 13-8-11

DESCRIPTION OF EXISTING SITE: VACANT LAND

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. 300-10 USE/BULK TABLE R-4 ZONE
A VARIANCE IS REQUIRED FOR LOT AREA, LOT WIDTH, REQUIRED SIDE/BOTH
YARDS, REAR YARD.

Louis J. Kynher
BUILDING INSPECTOR

	PERMITTED	PROPOSED OR AVAILABLE:	VARIANCE REQUEST:
ZONE: R-4	USE: SINGLE FAMILY DWELLING	SINGLE FAMILY DWELLING	
MIN LOT AREA:	43,560	7,000	36,560
MIN LOT WIDTH:	125'	70'	55'
REQ'D FRONT YD:	45'	19'	26'
REQ'D SIDE YD:	20'	15'	5'
REQ'D TOTAL SIDE TD:	40'	30'	10'
REQ'D REAR YD:	50'	28'	22'
REQ'D FRONTAGE:	70'	70'	-
MAX BLDG HT:			
FLOOR AREA RATIO:			
MIN LIVABLE AREA:			
DEV COVERAGE:	20%	15.6%	

cc: Z.B.A., APPLICANT, FILE, W/ ATTACHED MAP

Submitted for Serial

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and underslab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and perc test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

AUG 21 2006

FOR OFFICE USE ONLY:

Building Permit #2006-884

AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR ISSUED

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises Art Glynn

Address Cedar Ave. 101 11 Phone #

Mailing Address 29 Prospect Street, Newburgh, NY 12550 FAX #

Name of Architect Coppola Associates

Address 3 Washington Center 2nd Floor, Newburgh, NY 12550 Phone # (845) 561-3559 Fax # (845) 561-2051

Name of Contractor

Address Phone

State whether applicant is owner, lessee, agent, architect, engineer or builder

If applicant is a corporation, signature of duly authorized officer.
(Name and title of corporate officer)

1. On what street is property located? On the West side of Cedar Avenue
(N,S,E or W)

and _____ feet from the intersection of _____

2. Zone or use district in which premises are situated R4 Is property a flood zone? Y____ N X

3. Tax Map Description: Section 13 Block 8 Lot 11

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy Vacant b. Intended use and occupancy Single Family Residence

5. Nature of work (check if applicable) ☒ New Bldg. ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☐ Other

6. Is this a corner lot? NO

7. Dimensions of entire new construction. Front 40' 0" Rear 40' 0" Depth 27' 4" Height _____ No. of stories 2

8. If dwelling, number of dwelling units: 1 Number of dwelling units on each floor _____

Number of bedrooms 4 Baths 2 Toilets 2 Heating Plant: Gas _____ Oil _____

Electric/Hot Air _____ Hot Water _____ If Garage, number of cars _____

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use _____

10. Estimated cost _____ Fee _____

\$50 -

CH # 1248 - paid

PAID

/ /
date

APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock
Asst. Inspectors Frank Lisi & Louis Krychear
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(845) 563-4618
(845) 563-4695 FAX

Bldg Insp Examined _____
Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____

INSTRUCTIONS

- A. This application must be completely filled in by typewriter or in ink and submitted to the Building Inspector.
- B. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
- C. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- D. The work covered by this application may not be commenced before the issuance of a Building Permit.
- E. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- F. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

(Signature of Applicant)

(Address of Applicant)

(Owner's Signature)

(Owner's Address)

PLOT PLAN

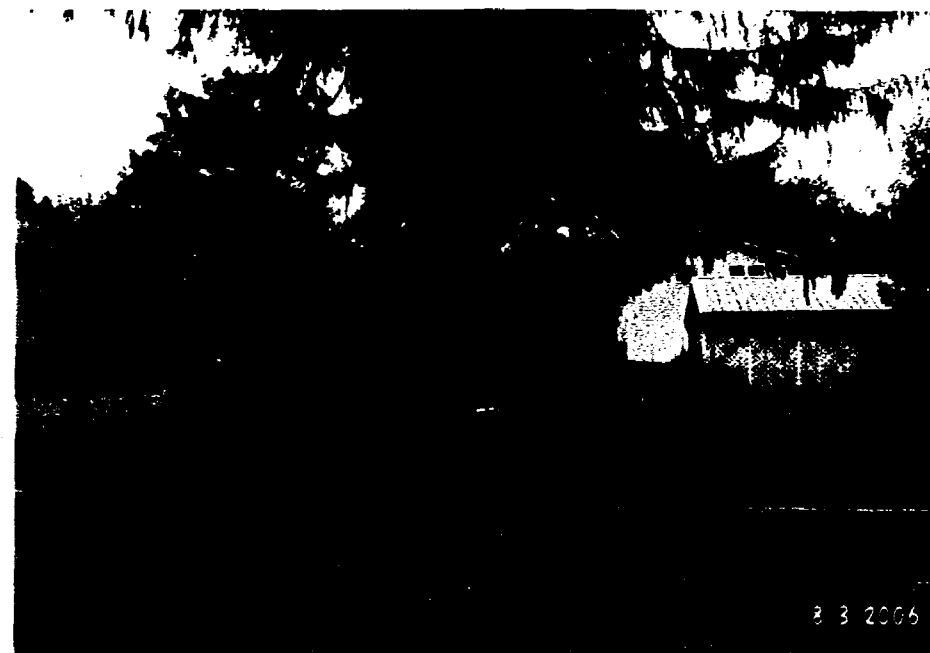
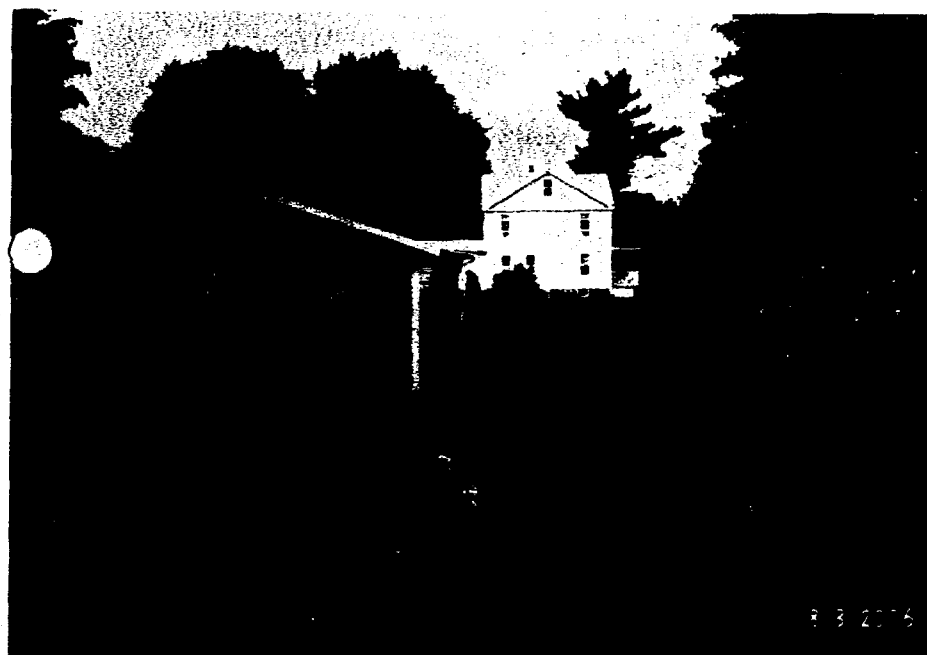
NOTE: Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.

N

W

E

S





**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
OFFICE
845-563-4615**

MEMORANDUM

TO: LARRY REIS, COMPTROLLER
FROM: MYRA MASON, SECRETARY TO THE ZONING BOARD
DATE: 04-17-07
SUBJECT: ESCROW REFUND

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 165.54 TO CLOSE OUT
ESCROW FOR:**

ZBA FILE #06-55

NAME & ADDRESS:

**D A REALTY INC.
29 PROSPECT ST
NEWBURGH, NY 12550**

THANK YOU,

MYRA

L.R.04-17-07



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
RECORD OF CHARGES & PAYMENTS**



FILE #06-55

TYPE: AREA

TELEPHONE: 561-3559

APPLICANT:

Art Glynn
29 Prospect Street
Newburgh, NY 12550

RESIDENTIAL:	\$ 50.00	CHECK # <u>1263</u>
COMMERCIAL	\$ 150.00	CHECK # _____
INTERPRETATION	\$ 150.00	CHECK # _____

ESCROW: RESIDENTIAL \$300.00 CHECK # 1262



<u>DISBURSEMENTS:</u>	<u>MINUTES</u> <u>\$7.00 / PAGE</u>	<u>ATTORNEY</u> <u>FEE</u>
-----------------------	----------------------------------------	-------------------------------

PRELIMINARY:	<u>5</u>	PAGES	\$ <u>35.00</u>	\$ <u>35.00</u>
2 ND PRELIMINARY:	—	PAGES	\$ _____	\$ _____
PUBLIC HEARING:	<u>2</u>	PAGES	\$ <u>14.00</u>	\$ <u>35.00</u>
PUBLIC HEARING:	—	PAGES	\$ _____	\$ _____

LEGAL AD: Publish Date: 10/31/06 \$ 15.46

TOTAL: \$ 64.46 \$ 70.00



ESCROW POSTED: \$ 300.00
LESS: DISBURSEMENTS: \$ 134.46

AMOUNT DUE: \$ _____

REFUND DUE: \$ 165.54

Cc:

L.R. 04-17-07

COPPOLA ASSOCIATES (FOR DOUGLAS CRANA)

COPPOLA ASSOCIATES (FOR ARTHUR GLYNN)

Mr. Anthony Coppola appeared before the board for this proposal.

MR. KANE: Request for 36,560 square foot minimum lot area, 55 ft. minimum lot width, 26 foot front yard setback, 5 ft. side yard setback and 26 foot rear yard setback for proposed single family home at 22 Cedar Avenue.

MR. KANE: My understanding is the same, we're going to be applying the same map to number 4 so we'll take a look at 3 and 4 at the same time or keep it in mind for number 4, we'll vote on them separately, okay, but at least use the presentation the same. All right, guys?

MR. TORPEY: Yes.

MR. KANE: All set.

MR. COPPOLA: Thank you, Mr. Chairman. What I'm going to do I'll explain the entire property and then we'll go back to the two individual lots. So my name is Anthony Coppola, I'm the architect who prepared the plans. I'm here with Doug Crana and Art Glynn, each man individually owns one of the two lots that we're showing as part of this proposal. And essentially what we're proposing here is there are two existing individual parcels to the intersection of Cedar Avenue and Clancy Avenue, two individual 7,000 square foot lots, they're 70 x 100 feet deep. What's there now is one trailer home that straddles the two lots, it's kind of shown on the plan to be removed, so basically the first thing we're doing here is to propose the removal of that trailer home that's right in the middle of the combined lot and then we're proposing one individual single-family house on each of the existing lots. So we're moving the trailer and proposing one, basically

it's going to be, I'm going to be calling it a one and a half story Cape Cod style house, I have a small rendering if anybody wants to see that, we can show you that. Similar style house is going to go on the corner lot and similar style house will go on the lot in from the corner. Now basically even though these lots are pre-existing they probably predate zoning there and we're asking for variances basically both the same for each lot, they're 7,000 square feet and I believe it's one acre zoning. So that's the largest variance in terms of the lot area, that difference is noted on our bulk table and then there are individual variances for setbacks. Corner lot has two front yards so we can, I'm setting each of the houses back 45 feet so it conforms in terms of the front yard, it doesn't conform, I can't conform it on the corner lot both front yards but we're conforming for one of the two front yards. And then after that as you go through the list we would need variances for the rear yard which I think is required to be 50 feet and then variances for the side yards, one side yard, both side yards of the middle lot. So that's it. Again, we can give you more information regarding what we're doing there for the proposal to the house, I can show you that we have photos, I think we probably gave you photos.

MR. KANE: Which one lot 11 or, which one is Crana and which one is Glynn? Mr. Crana, okay, on lot 12 you have two front yards, right, did you guys cover that for front yard setbacks cause isn't he on the corner of Cedar and Clancy Avenue so where the proposed driveway is on that side that's considered a front yard?

MR. BABCOCK: That's correct.

MR. KANE: So you're going to need to change that.

MR. BABCOCK: We're asking, he's asking for a variance of 26 feet, Mr. Chairman, he meets the front yard setback on Cedar so he's got a front yard requirement,

he's proposing 19 feet.

MR. KANE: I got it.

MS. LOCEY: How did a mobile home ever get placed there?

MR. COPPOLA: What's the history there? I'm going to let one of the two gentlemen, he's asking how did the mobile home come to be?

MR. CRANA: You know Frank and Mary Gerbis in New Windsor? That was Frank's mother's and father's property.

MS. LOCEY: He owns both parcels?

MR. CRANA: Frank's parents live there in that mobile home, they had changed, this mobile home was updated I think in the '80s, early '80s but it had been a pre-existing mobile home from whenever, I don't know from the '50s I think.

MS. LOCEY: So they owned both parcels and placed it in the center of both lots?

MR. CRANA: Correct.

MS. LOCEY: But just continued paying taxes on two separate lots for lack of a better explanation, right?

MR. CRANA: Right.

MR. COPPOLA: The lots are individually owned now.

MS. LOCEY: I understand.

MR. LUNDSTROM: Question, Mr. Chairman, not knowing if this variance would be granted or not the two applicants went and bought the property realizing that

we could say no to this?

MR. COPPOLA: Well, I'm going to let them address how long, in other words, what your history is in terms of like I think you're asking how long they've owned it?

MR. LUNDSTROM: Yes.

MR. CRANA: We purchased the property I'm going to say about seven months ago in hopes that we were going to remove a trailer in hopes that we could put two homes on it, yes, I mean we know there's a risk going into it.

MR. LUNDSTROM: Okay. Another question, Mr. Chairman. Other homes in the area, are they on the regular size or other homes in the area that are on parcels this small?

MR. COPPOLA: I believe you're going to find--

MR. BABCOCK: They're all the same size, Mr. Lundstrom, if you look at tax map, I don't know if you have a copy of that, they're all 70 feet but they're all not exactly that size, there's some lots that are doubles of 35 which is 70, it's just about every lot in that area, I mean, there are some that are smaller and some that are larger.

MS. LOCEY: So if two individual homes were constructed, it would be similar to--

MR. KANE: To the existing neighborhood.

MR. BABCOCK: Absolutely, I don't know about the size of the house, I don't know what size house they're talking about, 27 x 40, that's not a--

MR. KANE: Thirteen hundred square foot is not a big house.

MR. COPPOLA: Yeah, it's not, they're not huge, it's a small, we're putting something that we think is keeping in the neighborhood, it would be something small like this, I'll just give you this. So with a typical cape, you'd have four rooms downstairs and probably two bedrooms and a shared bath upstairs, actually, there's a floor plan there too so we may tinker with that a little bit but we're building within the footprints that we're showing you so you're not really going to get too much too different than what we're proposing here.

MS. GANN: From the pictures, it looks as though this is, you don't have too much scenery here but looks like this is the only mobile home in the area, is that right?

MR. COPPOLA: It probably is as far as, you know.

MR. BABCOCK: There's quite a few mobile homes not right adjacent to these lots.

MR. TORPEY: They're tucked in.

MR. BABCOCK: They're tucked here and there but all the houses in this area, Mr. Chairman, are all probably about that size if not smaller.

MR. KANE: I think it's a good project and the mobile home that's been there is old, old, old.

MR. BABCOCK: If they're asking to build a two story colonial here I don't think it would fit in the character of the neighborhood but I think the homes that they're looking at does.

MR. KANE: Okay, let's set them up for a public hearing unless there's any further questions.

September 25, 2006

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MS. LOCEY: Are we doing two separate?

MR. KANE: We'll vote on both but do them separately so go with number three.

MS. LOCEY: I will offer a motion to schedule a public hearing for the application of Coppola Associates for Douglas Crana for the requested variances as detailed on the agenda of the September 25, 2006 Zoning Board of Appeals meeting.

MR. KANE: For 22 Cedar Avenue.

MR. TORPEY: I'll second that.

ROLL CALL

MS. GANN	AYE
MR. LUNDSTROM	AYE
MS. LOCEY	AYE
MR. TORPEY	AYE
MR. KANE	AYE

MR. KANE: Number 4, I'll accept a motion.

MR. LUNDSTROM: I will offer a motion that we schedule a public hearing for the Coppola Associates for Mr. Arthur Glynn request as documented in the September 25 agenda of the Zoning Board for 20 Cedar Avenue.

MS. GANN: I will second the motion.

ROLL CALL

MS. GANN	AYE
MR. LUNDSTROM	AYE
MS. LOCEY	AYE
MR. TORPEY	AYE
MR. KANE	AYE



THE SENTINEL

P.O. BOX 406
VAILS GATE, NY 12584

Invoice

Date	Invoice #
11/17/2006	8468

Bill To
TOWN OF NEW WINDSOR 555 UNION AVE NEW WINDSOR, NY 12553

RECEIVED

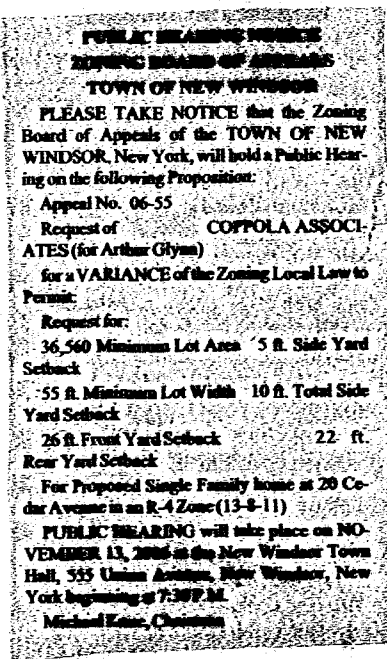
DEC 12 2006

P.O. No.	Terms	Project
47034	Due on receipt	

Issue Date	Description	PCS/Units	Amount
10/31/2006	LEGAL ADS: COPPOLA ASSOCIATES APPEAL NO 06-55 1 AFFIDAVIT	11.46 4.00	11.46 4.00
Total			\$15.46

VISA, MASTERCARD, AMERICAN EXPRESS PAYMENTS ACCEPTED, CALL (845)
562-1218

Posted



State of New York
County of Orange, ss:
Patricia Quill being duly sworn
disposes and says that she is The
Supervisor of Legal Dept. of the
E.W. Smith Publishing Company;
Inc. Publisher of The Sentinel, a
weekly newspaper published and
of general circulation in the Town
of New Windsor, Town of
Newburgh and City of Newburgh
and that the notice of which the
annexed is a true copy was
published in said newspaper,

17 commencing on
the 31 day of Oct A.D., 2006
and ending on the 31 day of
Oct A.D. 2006

Patricia Quill

Subscribed and shown to before
me this 30th day of Nov, 2006

Deborah Green
Notary Public of the State of New
York County of Orange.

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
4957066
Commission Expires July 15, '07

My commission expires _____.

November 13, 2006

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COPPOLA ASSOCIATES (FOR ARTHUR GLYNN)

MR. KANE: Request for 36,560 minimum lot area, 55 foot minimum lot width, 26 foot front yard setback, 5 foot side yard setback, 10 foot total side yard setback and 22 foot rear yard setback for proposed single family home at 20 Cedar Avenue. And this next one, as far as lot 11, you guys have the information, more than willing to open it up if you have any further questions on that. No? Okay, for lot 12, lot 11 rather Arthur Glynn's residence at 20 Cedar Avenue, Myra, how many mailings did we have?

MS. MASON: On November 11, I mailed out 70 addressed envelopes and had no response.

MR. KANE: Any further questions from the board? I'll accept a motion.

MR. TORPEY: I'll make a motion that we grant Arthur Glynn's request for proposed single family home at 20 Cedar Avenue in an R-4 zone.

MS. GANN: I'll second the motion.

ROLL CALL

MS. GANN	AYE
MR. LUNDSTROM	AYE
MS. LOCEY	AYE
MR. TORPEY	AYE
MR. KANE	AYE

MR. COPPOLA: Thank you.

November 13, 2006

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FORMAL DECISIONS

1. BREHENY
2. CALLAHAN
3. SKINNER
4. MC HUGH
5. THOMAS

MR. KANE: We have five formal decisions, we can take them in one vote if you please. I'll accept a motion.

MR. LUNDSTROM: I will so move, Mr. Chair.

MS. LOCEY: I'll second it.

ROLL CALL

MS. GANN	AYE
MR. LUNDSTROM	AYE
MS. LOCEY	AYE
MR. TORPEY	AYE
MR. KANE	AYE

ZBA #06-54 Application fee
check #1266

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#773-2006

09/25/2006

D A Realty LLC
29 Prospect St
Newburgh, NY 12550

Received \$ 50.00 for Zoning Board Fees, on 09/25/2006. Thank you for
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
RECEIPT OF ESCROW RECEIVED:

DATE RECEIVED: 09-22-06

FOR: ESCROW 06-55

FROM:

Art Glynn
29 Prospect Street
Newburgh, NY 12550

CHECK FROM:

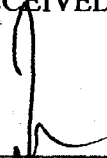
D A REALTY LLC

CHECK NUMBER: 1262

TELEPHONE: 565-5820

AMOUNT: 300.00

RECEIVED AT COMPTROLLER'S OFFICE BY:



NAME

9/25/06

DATE

PLEASE RETURN ONE SIGNED COPY TO MYRA FOR FILING

THANK YOU



RESULTS OF Z.B. MEETING OF: November 13, 2006

PROJECT: Art Glycer (Coppola) ZBA # 06-55
P.B.#

P.B.#

USE VARIANCE: NEED: EAF PROXY

LEAD AGENCY: M) S) VOTE: A N

GANN _____
LUNDSTROM _____
LOCEY _____
TORPEY _____
KANE _____

CARRIED: Y N

PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____

GANN _____
LUNDSTROM _____
LOCEY _____
TORPEY _____
KANE _____ CARRIED: Y N

NEGATIVE DEC: M) S) VOTE: A N

GANN _____
LUNDSTROM _____
LOCEY _____
TORPEY _____
KANE _____

CARRIED: Y N

APPROVED: M) S) VOTE: A N

GANN _____
LUNDSTROM _____
LOCEY _____
TORPEY _____
KANE _____

CARRIED: Y N

ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____

GANN _____
LUNDSTROM _____
LOCEY _____
TORPEY _____
KANE _____

CARRIED: Y N

PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES ✓
VARIANCE APPROVED: M. T. S. G. VOTE: A 5 N O.

GANN	A
LUNDSTROM	A
LOCEY	A
TORPEY	A
KANE	A

CARRIED: Y ✓ **N**

November 13, 2006

AFFIDAVIT OF MAILING

**ZONING BOARD OF APPEALS: TOWN OF NEW WINDSOR
COUNTY OF ORANGE: STATE OF NEW YORK**

-----X

In the Matter of the Application for Variance of

ART GLYNN (by Anthony Coppola)

**AFFIDAVIT OF
SERVICE
BY MAIL**

#06-55

X

STATE OF NEW YORK)

) SS:

COUNTY OF ORANGE)

MYRA L. MASON, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at 67 Bethlehem Road, New Windsor, NY 12553.

That on the 1ST day of **NOVEMBER, 2006**, I compared the (70) addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor's Office regarding the above application for a variance and I find that the addresses are identical to the list received. I then placed the envelopes in a U.S. Depository within the Town of New Windsor.

Sworn to before me this

Myra L. Mason
Myra L. Mason, Secretary

13th day of November, 2006

Deborah Green
Notary Public

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
4864365
Commission Expires July 15, 2007

PUBLIC HEARING NOTICE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing on the following Proposition:

Appeal No. 06-55

Request of COPPOLA ASSOCIATES (for Arthur Glynn)

for a VARIANCE of the Zoning Local Law to Permit:

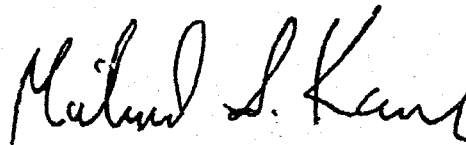
Request for:

**36,560 Minimum Lot Area
55 ft. Minimum Lot Width
26 ft. Front Yard Setback**

**5 ft. Side Yard Setback
10 ft. Total Side Yard Setback
22 ft. Rear Yard Setback**

For Proposed Single Family home at 20 Cedar Avenue in an R-4 Zone (13-8-11)

**PUBLIC HEARING will take place on NOVEMBER 13, 2006
at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York
beginning at 7:30 P.M.**



Michael Kane, Chairman



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-3101

Assessors Office

September 28, 2006

Art Glynn
c/o Anthony Coppola
20 Cedar Ave.
New Windsor, NY 12553

Re: 13-8-11

ZBA#: 06-55 (70)

Dear Mr. Glynn:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$85.00 minus your deposit of \$25.00.

Please remit the balance of \$65.00 to the Town Clerk's Office.

Sincerely,

J. Todd Wiley, IAO
Sole Assessor

JTW/rah
Attachments

CC: Myra Mason, Zoning Board

13-5-29
LINWOOD RHODES JR.
259 WALSH AVE.
NEW WINDSOR, NY 12553

13-5-30
NEW WINDSOR FIRE DEPT. INC.
35 BLANCHE AVE.
NEW WINDSOR, NY 12553

13-5-37
BLYTHE & RUMSEY
320 JACKSON AVE.
NEW WINDSOR, NY 12553

13-5-40
CHARLES RUMSEY
C/O MIRA BLYTHE
PO BOX 111
WALLKILL, NY 12589

13-5-43, 13-5-44
GLADYS ROSALES &
ANA FUNEZ
8 CEDAR AVE.
NEW WINDSOR, NY 12553

13-5-45
QUASSAICK FIRE ENGINE CO.
275 WALSH AVE.
NEW WINDSOR, NY 12553

13-5-57
WILLIAM BABCOCK
255 WALSH AVE.
NEW WINDSOR, NY 12553

13-6-1
HOTZLUCHA WALSH REALTY CORP.
256 WALSH AVE.
NEW WINDSOR, NY 12553

13-6-2
ELIZABETH RAHM
15 LAWRENCE AVE.
NEW WINDSOR, NY 12553

13-6-3
EILEEN SHARROW
19 LAWRENCE AVE.
NEW WINDSOR, NY 12553

13-6-4
CHESTER & EVELYN GRZIBOWSKI
12 MELROSE AVE
NEW WINDSOR, NY 12553

13-6-6
JAMES & ARIANNE LAKE
12 ORA STREET
NEW WINDSOR, NY 12553

13-6-7, 13-6-8, 13-6-9, 10
ALBERT J., ALBERT A.
ALISON CORITZ
268 WALSH AVE.
NEW WINDSOR, NY 12553

13-6-11
LYNN MEHL
270 WALSH AVE.
NEW WINDSOR, NY 12553

13-6-12
CHRISTIAN MOOCZ
8 BLANCHE AVE.
NEW WINDSOR, NY 12553

13-7-1
STEPHEN &
SHIRLEY FERRARA
5 ORA ST.
NEW WINDSOR, NY 12553

13-7-3
LENORA GRABLE
313 WALSH AVE.
NEW WINDSOR, NY 12553

13-7-4
JOHN BABCOCK
12 BLANCHE AVE.
NEW WINDSOR, NY 12553

13-7-5
GEORGE VINSON
PO BOX 756
VAILS GATE, NY 12584

13-7-6
JENNICO REALTY, LLC
307 RIVER RD. NORTH
WAPPINGERS FALLS, NY 12590

13-7-7
EDNA BABCOCK
10 CLANCY AVE.
NEW WINDSOR, NY 12553

13-7-8, 13-7-9
ROY COYKENDALL &
DEBRA REGAN
25 MELROSE AVE.
NEW WINDSOR, NY 12553

13-7-11.2
LEROY PORTER
9 MELROSE AVE.
NEW WINDSOR, NY 12553

13-7-12
BRIAN ALESSI
3 MELROSE AVE.
NEW WINDSOR, NY 12553

13-8-1
MACCALENA &
BRUNO MARCHETTA
272 WALSH AVE.
NEW WINDSOR, NY 12553

13-8-2, 13-8-3
MAYRA VELASQUEZ
274 WALSH AVE.
NEW WINDSOR, NY 12553

13-8-6
CHARLES & FRAN RAMSEY
C/O MIRA BLYTHE
320 JACKSON AVE.
NEW WINDSOR, NY 12553

13-8-7, 13-8-9
DANIEL & HELENE KERIN
16 CEDAR AVE.
NEW WINDSOR, NY 12553

13-8-12
DOUGLAS CRANA
29 PROSPECT ST.
NEWBURGH, NY 12550

13-8-15
FRANZ &
NICOLE CONSTANCIO
6 CLANCY AVE.
NEW WINDSOR, NY 12553

13-8-16
GEORGE KELLEY
17 BLANCHE AVE.
NEW WINDSOR, NY 12553

13-8-17
PAULINE OSUSKY
185 HUDSON VIEW CIRCLE
KINGSTON, NY 12401

13-8-18
THOMAS &
KATHLEEN O'BRIEN
13 BLANCHE AVE.
NEW WINDSOR, NY 12553

13-8-19
BRIAN KRUTCHKOFF
63 SANDS POINT RD.
WASHINGTONVILLE, NY 10992

13-8-20
GEORGE &
JENNIFER KRAJESKI
96 EAST HOOK CROSS RD.
HOPEWELL JUN., NY 12533

13-9-1
MARIAN CAESAR
7 CLANCY AVE.
NEW WINDSOR, NY 12553

13-9-2
RALPH &
KATHERINE VALENZANO
24 CEDAR AVE.
NEW WINDSOR, NY 12553

13-9-3
KAHTERINE &
THOMAS JONES
26 CEDAR AVE.
NEW WINDSOR, NY 12553

13-9-4
CHARLES &
JANE BARANSKI
28 CEDAR AVE.
NEW WINDSOR, NY 12553

13-9-5
WILLIAM & DOROTHY SCOTT
8 CEDAR AVE.
NEW WINDSOR, NY 12553

13-9-6
CARMINE & LOUISE DA MARIO
13 OAK RIDGE DR.
NEW WINDSOR, NY 12553

13-9-8
JEFFERY & JEANNE STENT
15 MELROSE AVE.
NEW WINDSOR, NY 12553

13-9-9
ANTHONY & HELEN RUSSIO
36 CEDAR AVE.
NEW WINDSOR, NY 12553

13-9-10
JUAN & SANDRA ESPINOZA
38 CEDAR AVE.
NEW WINDSOR, NY 12553

13-9-21
MANS BROTHERS REALTY INC
PO BOX 247
VAILS GATE, NY 12584

13-9-22
BARRY &
MARYANN MARSHALL
43 BLANCHE AVE.
NEW WINDSOR, NY 12553

13-9-23
ROBERT &
KATHLEEN CONNOR
PO BOX 3441
NORTH FORT MEYERS, FLA. 33918

13-9-24, 13-9-25
CHARLES & JOY CONKLIN
37 BLANCHE AVE.
NEW WINDSOR, NY 12553

13-9-26, 13-9-27
ALBERT & STELLA IRWIN
35 BLANCHE AVE.
NEW WINDSOR, NY 12553

13-10-1
JEFFERY &
JEANNE STENT
15 MELROSE AVE.
NEW WINDSOR, NY 12553

13-10-2, 13-10-3
LILIA NAZAREVITCH
9 CLANCY AVE.
NEW WINDSOR, NY 12553

13-10-4, 13-10-5, 13-10-6
FREDERICK &
LINDA GREENE
28 BLANCHE AVE.
NEW WINDSOR, NY 12553

13-10-7
ROSE GROSSHOLTZ
3 WINDSOR DR.
NEW WINDSOR, NY 12553

13-10-8, 13-10-9
DAVID DEYO
40 BLANCHE AVE.
NEW WINDSOR, NY 12553

13-10-10
DAVID FRANKLIN
42 BLANCHE AVE.
NEW WINDSOR, NY 12553

13-10-21
ANGELA MONTELEONE
37 MELROSE AVE.
NEW WINDSOR, NY 12553

13-10-22
EDWARD & PAULINE STARR
33 MELROSE AVE.
NEW WINDSOR, NY 12553

13-10-23
ROY COYKENDALL
25 MELROSE AVE.
NEW WINDSOR, NY 12553

13-10-24, 13-10-25
EDUARDO & ROBYN RICHI
23 MELROSE AVE.
NEW WINDSOR, NY 12553

13-11-1
PETER &
CHRISTINE GANDOLFINI
16 MELROSE AVE.
NEW WINDSOR, NY 12553

13-11-1
PETER &
CHRISTINE GANDOLFINI
16 MELROSE AVE.
NEW WINDSOR, NY 12553

13-11-2
JOHN & JAYNE KELLY
20 MELROSE AVE.
NEW WINDSOR, NY 12553

13-11-3
ADALBERTO PADILLA
26 MELROSE AVE.
NEW WINDSOR, NY 12553

13-11-4
DANIEL & MARY BAXTER
30 MELROSE AVE.
NEW WINDSOR, NY 12553

13-11-17
FRANK LOMBARDI
361 OAK DR.
NEW WINDSOR, NY 12553

14-6-1
CHURCH OR ST. PATRICK
55 GRAND ST.
NEWBURGH, NY 12553

14-7-22
JOSE &
VICTORIANA CAMACHO
287 WALSH AVE.
NEW WINDSOR, NY 12553

14-7-23
FERDINAND RITZ
283 WALSH AVE.
NEW WINDSOR, NY 12553

14-7-24
GERALD MAYDEN
277 WALSH AVE.
NEW WINDSOR, NY 12553

14-7-25
HAROLD & SHIRLEY JONES
9 CEDAR AVE.
NEW WINDSOR, NY 12553



September 25, 2006

PROJECT: Art Glynna

ZBA # 06-55

P.B.#

USE VARIANCE:

NEED: EAF

PROXY

LEAD AGENCY: M) S) VOTE: A N

GANN
LUNDSTROM
LOCEY
TORPEY
KANE

CARRIED: Y N

PUBLIC HEARING: M)_____ S)_____ VOTE: A_____ N_____

GANN
LUNDSTROM
LOCEY
TORPEY
KANE

CARRIED: Y N

NEGATIVE DEC: M) S) VOTE: A N

GANN
LUNDSTROM
LOCEY
TORPEY
KANE

CARRIED: Y N

APPROVED: M) _____ S) _____ VOTE: A _____ N _____

GANN
LUNDSTROM
LOCEY
TORPEY
KANE

CARRIED: Y_____N_____

ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING:

M) Lu S) G

VOTE: A 5 N 0

GANN
LUNDSTROM
LOCEY
TORPEY
KANE

CARRIED: Y ✓ N

PUBLIC HEARING:

STATEMENT OF MAILING READ INTO MINUTES

VARIANCE APPROVED:

M) S) VOTE: A N .

GANN
LUNDSTROM
LOCEY
TORPEY
KANE

CARRIED: Y_____N_____.

[illegible]

TOWN OF NEW WINDSOR
REQUEST FOR NOTIFICATION LIST

CHECKED BY MYRA: 09-26-06 mm

DATE: 09-26-06 PROJECT NUMBER: ZBA# 06-55 P.B. # _____

APPLICANT NAME: ART GLYNN

PERSON TO NOTIFY TO PICK UP LIST:

ANTHONY COPPOLA
NEWBURGH, NY 12550

TELEPHONE: 561-3559 (MICHELE)

TAX MAP NUMBER: SEC. 13 BLOCK 8 LOT 11
SEC. _____ BLOCK _____ LOT _____
SEC. _____ B LOCK _____ LOT _____

PROPERTY LOCATION: 20 CEDAR AVENUE
NEW WINDSOR

LIST OF PROPERTY OWNERS WITHIN 500 FT. FOR SITE PLANS/SUBDIVISION _____
(IS NOT PREPARED ON LABELS)

❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖

THIS LIST IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD: _____

SITE PLAN OR SUBDIVISION: (ABUTTING AND ACROSS ANY STREET) _____

SPECIAL PERMIT ONLY: (ANYONE WITHIN 500 FEET) _____

AGRICULTURAL DISTRICT:
(ANYONE WITHIN THE AG DISTRICT WHICH IS WITHIN 500'
OF SITE PLAN OR SUBDIVISION PROJECT) _____

❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖

NEW WINDSOR ZONING BOARD XXX

LIST WILL CONSIST OF ALL PROPERTY WITHIN 500 FEET OF PROJECT XXX

❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖

AMOUNT OF DEPOSIT: 25.00 CHECK NUMBER: 1264

TOTAL CHARGES: _____



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**



APPLICATION FOR VARIANCE

September 11, 2006

Date

Application Type: Use Variance ☐ Area Variance ☒

Sign Variance ☐ Interpretation ☐

I. Owner Information:

Phone Number: (845) 565-5820

Art Glynn

Fax Number: ()

(Name)

29 Prospect Street Newburgh, New York 12550

(Address)

II. Applicant:

Art Glynn

Phone Number: (845) 565-5820

(Name)

Fax Number: ()

29 Prospect Street Newburgh, New York 12550

(Address)

III. Forwarding Address, if any, for return of escrow:

Phone Number: (845) 565-5820

Art Glynn

Fax Number: ()

(Name)

29 Prospect Street Newburgh, New York 12550

(Address)

IV. Contractor/Engineer/Architect/Surveyor/:

Phone Number (845) 561-3559

Anthony J. Coppola Coppola Associates

Fax Number: (845) 561-2051

(Name)

3 Washington Center 2nd Floor, Newburgh, New York 12550

(Address)

V. Property Information:

Zone: R-4 Property Address in Question: 22 Cedar Avenue, New Windsor, New York 12553

Lot Size: 100 X 70 Tax Map Number: Section 13 Block 8 Lot 11

a. What other zones lie within 500 feet?

b. Is pending sale or lease subject to ZBA approval of this Application? NO

c. When was property purchased by present owner? March 13, 2006

d. Has property been subdivided previously? No If so, When:

e. Has an Order to Remedy Violation been issued against the property by the Building/Zoning/Fire Inspector? No

f. Is there any outside storage at the property now or is any proposed?

****PLEASE NOTE:*****

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

COMPLETE THIS PAGE ☐

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE - continued

VIII. AREA VARIANCE: (This information will be on your Building Department Disapproval form you receive)

Area Variance requested from New Windsor Zoning Local Law,

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area	43,560	7,000	36,500
Min. Lot Width	125'	70'	55'
Reqd. Front Yd.	45'	19'	26'
Reqd. Side Yd.	20'	15'	5'
Reqd. Rear Yd.	50'	24'	26'
Reqd. St Front*			
Max. Bldg. Hgt.			
Min. Floor Area*			
Dev. Coverage*			
Floor Area Ration**			
Parking Area			

*Residential Districts Only

**Non-Residential Districts Only

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

COMPLETE THIS PAGE ☐

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE - continued

- IX. In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3) whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created.

After reading the above paragraph, please describe why you believe the ZBA should grant your application for an Area Variance:

The existing lots are non-conforming and pre-existing. The proposal is to
remove the existing trailer and replace with a new single family house which will be more in character with the neighboring
single family houses. The proposed house will not have adverse effect on the environmental conditions of the area. It will
not substantially change traffic, drainage, or existing density.

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

COMPLETE THIS PAGE ☐

XII. ADDITIONAL COMMENTS:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaped, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

The proposed house will be a large improvement over the existing trailer. The new house will be _____
conforming and the landscaping on the proposed lot will greatly enhance the site. _____

XIII. ATTACHMENTS REQUIRED:

- ☐ Copy of contract of sale, lease or franchise agreement. Copy of deed and title policy.
- ☐ Copy of site plan or survey (if available) showing the size and location of the lot, buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- ☐ Copies of signs with dimensions and location.
- ☐ Three checks: (each payable to the TOWN OF NEW WINDSOR)
 - ☐ One in the amount of \$ 300.00 or 500.00 (escrow)
 - ☐ One in the amount of \$ 50.00 or 150.00 (application fee)
 - ☐ One in the amount of \$ 25.00 (Public Hearing List Deposit)
- ☐ Photographs of area that variance(s) is/are being requested for showing relationship to property lines (5 or 6) from several angles. (IF SUBMITTING DIGITAL PHOTOS PRINTED FROM COMPUTER - PLEASE SUBMIT FOUR (4) SETS OF THE PHOTOS.)

XIV. AFFIDAVIT.

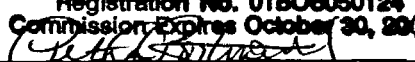
STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE)

The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/her information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

Sworn to before me this:

15th day of September 2006
PETRA C. BORTNOWSKY
Notary Public, State Of New York
Qualified in Ulster County
Registration No. 01B06050124
Commission Expires October 30, 2016

Signature and Stamp of Notary


Owner's Signature (Notarized)

Owner's Name (Please Print)

Applicant's Signature (If not Owner)

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

COMPLETE THIS PAGE ☐

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR ZONING BOARD OF APPEALS

Art Glynn, deposes and says that he resides
(OWNER)
at 307 River Rd. North Wappinger Falls in the County of Orange Nulchess
(OWNER'S ADDRESS)

and State of New York and that he is the owner of property tax map
(Sec. 13 Block 8 Lot 12)
designation number (Sec. Block Lot) which is the premises described in
the foregoing application and that he authorizes:


(Applicant Name & Address, if different from owner)

Anthony J. Coppola 3 Washington Center 2nd Floor Newburgh, New York 12550

(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 9/15/06

**


Owner's Signature (MUST BE NOTARIZED)

Sworn to before me this

15th day of September 2006

PETRA C. BORTNOWSKY
Notary Public, State Of New York
Qualified in Ulster County

Registration No. 01BO8050124
Commission Expires October 30, 2006



Signature and Stamp of Notary

Applicant's Signature (If different than owner)

Representative's Signature

THIS FORM IS TO BE COMPLETED ONLY IF SOMEONE OTHER THAN THE PROPERTY OWNER WILL BE APPEARING AS REPRESENTATION OF THE OWNER AT THE ZBA MEETINGS.

**** PLEASE NOTE:**

ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.

COMPLETE THIS PAGE ☐

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.

☐ Yes ☒ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.

☒ Yes ☐ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

NO

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

NO

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

NO

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

NO

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

No

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

No

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

NO

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?

☐ Yes ☒ No If Yes, explain briefly:

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?

☐ Yes ☒ No If Yes, explain briefly:

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide, on attachments as necessary, the reasons supporting this determination.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

